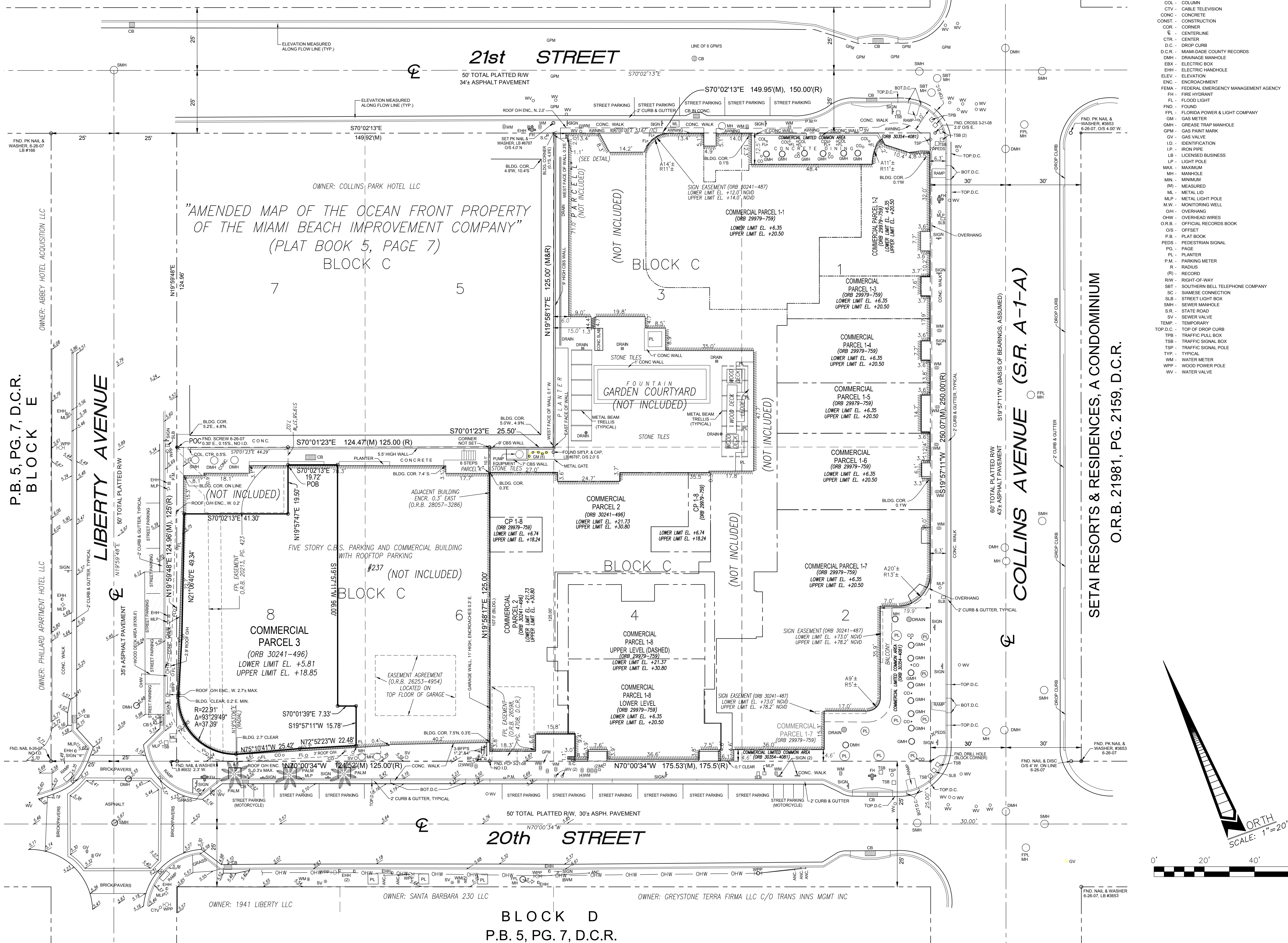


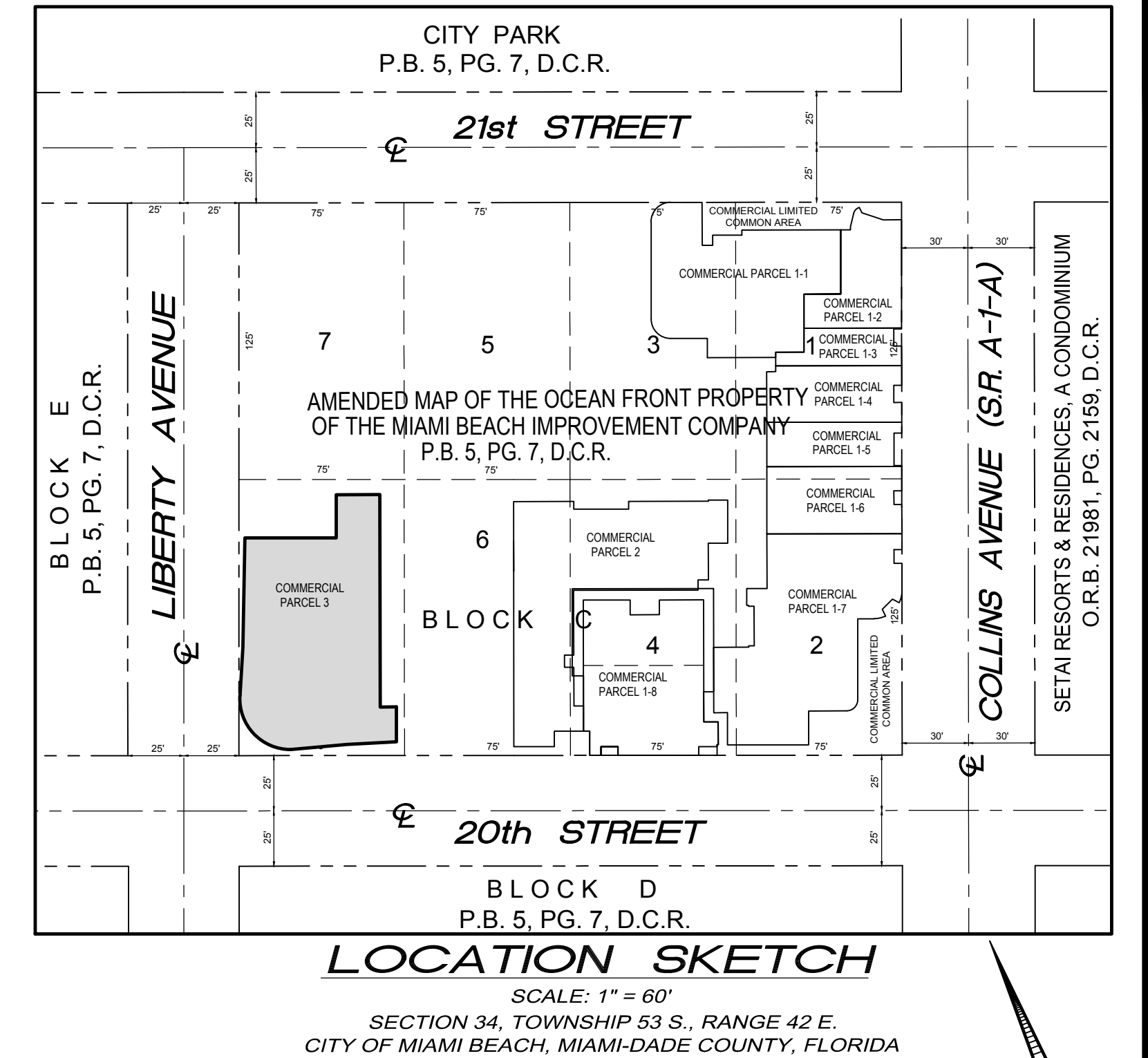
# SPECIFIC PURPOSE BOUNDARY SURVEY

CITY PARK  
P.B. 5, PG. 7, D.C.R.



## LEGEND

- A - CENTRAL ANGLE
- ARC LENGTH
- BFP - BACK FLOW PREVENTOR
- BLDG - BUILDING
- BOT D.C. - BOTTOM OF DROP CURB
- BOLL - BOLLARD POST
- CB - CATCH BASIN
- CLF - CHAIN LINK FENCE
- CO - CLEANOUT
- COL - COLUMN
- CTV - CABLE TELEVISION
- CONC - CONCRETE
- CONST - CONSTRUCTION
- COR - CORNER
- CL - CENTERLINE
- D.C. - DROP CURB
- D.C.R. - MIAMI-DADE COUNTY RECORDS
- DMH - DRAINAGE MANHOLE
- EBX - ELECTRIC BOX
- EH - ELECTRIC HANDHOLE
- ELEV - ELEVATION
- ENC - ENCROACHMENT
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- FH - FIRE HYDRANT
- FL - FLOOD LIGHT
- FND - FOUND
- FP - FLORIDA POWER & LIGHT COMPANY
- GM - GAS METER
- GMH - GREASE TRAP MANHOLE
- GPM - GAS PANT MARK
- GV - GAS VALVE
- ID - IDENTIFICATION
- IP - IRON PIPE
- LB - LICENSED BUSINESS
- LP - LIGHT POLE
- MAX - MAXIMUM
- MH - MANHOLE
- MM - MINIMUM
- MEAS - MEASURED
- ML - METAL LID
- MLP - METAL LIGHT POLE
- MW - MONITORING WELL
- OH - OVERHANG
- OHV - OVERHEAD WIRE
- O.R.B. - OFFICIAL RECORDS BOOK
- OS - OFFSET
- PL - PLANT BOOK
- PEDS - PEDESTRIAN SIGNAL
- PG - PAGE
- PL - PLANTER
- P.M. - PARKING METER
- R - RADIUS
- RW - RIGHT-OF-WAY
- SBT - SOUTHERN BELL TELEPHONE COMPANY
- SC - SHAMOSE CONNECTION
- SLB - STREET LIGHT BOX
- SP - STREET LIGHT
- SMH - SEWER MANHOLE
- SR - STATE ROAD
- SV - SEWER VALVE
- TEMP - TEMPORARY
- TOP D.C. - TOP OF DROP CURB
- TPB - TRAFFIC PULL BOX
- TSP - TRAFFIC SIGNAL BOX
- TSP - TRAFFIC SIGNAL POLE
- TYP - TYPICAL
- WM - WATER METER
- WPP - WOOD POLE POLE
- WV - WATER VALVE



**LEGAL DESCRIPTION:**  
A Parcel located within an existing building, said building being located within Lot 8, Block C, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof as recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:

COMMENCE at the Northwest corner of said Lot 8; thence S70°01'23"E along the North line of said Lot 8, for 44.29 feet; thence S19°53'37"W for 7.02 feet to the POINT OF BEGINNING of the following described Parcel; thence S70°02'13"E for 19.72 feet; thence S19°57'11"W for 96.00 feet; thence S70°01'39"E for 7.33 feet; thence S19°57'11"W for 15.78 feet; thence N72°52'23"W for 22.48 feet; thence N75°10'41"W for 25.42 feet to a point on a circular curve, the radius point of said curve bearing N19°53'08"E from the last described point; thence Northwest to Northeast along the arc of said curve to the right, having a radius of 22.91 feet and a central angle of 93°29'49" for an arc length of 37.39 feet to a Point of Tangency; thence N23°22'55"E for 22.10 feet; thence N21°06'40"E for 49.34 feet; thence S70°02'13"E for 41.30 feet; thence N19°57'47"E for 19.50 feet to the POINT OF BEGINNING. This described parcel subject to a Lower Limit at Elevation +5.81 feet and an Upper Limit at Elevation +18.85 feet. N.G.V.D. 1929.

TOGETHER WITH THE EASEMENTS SET FORTH IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 26253, PAGE 4954, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 28275, PAGE 4436, TOGETHER WITH ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN CONSENT TO ENCROACHMENT AND PERPETUAL EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 28057, PAGE 3286, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THAT DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENT AGREEMENTS, RECORDED ON MARCH 23, 2011, IN OFFICIAL RECORDS BOOK 27626, PAGE 3291, AS AMENDED BY AMENDMENT RECORDED ON (I) SEPTEMBER 3, 2011, IN OFFICIAL RECORDS BOOK 28271, PAGE 2377, (II) MARCH 14, 2014, IN OFFICIAL RECORDS BOOK 29068, PAGE 1537 AND (III) FEBRUARY 29, 2016, IN OFFICIAL RECORDS BOOK 29979, PAGE 759; (IV) RECORDED SEPTEMBER 22, 2016, IN OFFICIAL RECORDS BOOK 30241, PAGE 487, (V) RECORDED SEPTEMBER 26, 2016 IN OFFICIAL RECORDS BOOK 30241, PAGE 496, RECORDED SEPTEMBER 22, 2016, IN OFFICIAL RECORDS BOOK 30241, PAGE 487, (VI) RECORDED DECEMBER 21, 2016 IN OFFICIAL RECORDS BOOK 30354, PAGE 4081, AND (VII) AS AFFECTED BY ASSIGNMENT OF DECLARATION RIGHTS RECORDED SEPTEMBER 22, 2016, IN OFFICIAL RECORDS BOOK 30241, PAGE 540, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOTES:**
- This is a Specific Purpose Boundary Survey of Commercial Parcel 3. The boundary of the subject parcel lies inside a building and no monuments were set for each of the described property corners.
  - BEARINGS hereon are based on an assumed meridian, along the centerline of Collins Avenue (State Road A-1-A) between 21st Street and 20th Street, bearing S19°57'11"W.
  - BENCHMARK Z-310, Locator Index 3225 W. A U.S. C & G brass disc on top of East side of the concrete base for a flagpole, 108' North of North Curb of 21st Street and 50' West of West curb on Collins Avenue. Elevation: 6.83 National Geodetic Vertical Datum 1929.
  - Elevations, if any, refer to the National Geodetic Vertical Datum 1929 and are expressed in feet.
  - LEGAL DESCRIPTION of the subject property is in agreement with that description in Schedule "A", of the Commitment for Title Insurance issued by Old Republic National Title Insurance Company, File No: 21002146, Effective Date January 27, 2022.
  - For parcel limits of each floor level of "Boulan South Beach, A Condominium", refer to condominium declaration recorded in O.R.B. 27626-3375.
  - Visible indicators of utilities are shown hereon, but no attempt has been made by this office to locate buried utilities. Contractor must determine the nature, location, depth and size of underground utilities, and call Sunshine State One Call of Florida at 1-800-432-4770 prior to digging or setting piles.
  - AREA of the subject property (Commercial Parcel No. 3) at ground level is 6,276 Square Feet or 0.1441 Acre, more or less.
  - Distances along boundary of subject property are record and measured, unless otherwise stated.
  - Building footprint measured at ground level. Building overhangs not shown unless otherwise indicated.
  - All recording references hereon refer to the Public Records of Miami-Dade County.
  - Refer to the "Boulan South Beach Project" Exhibit prepared by this firm and containing 53 pages, dated 1-22-2021 for the sketches, legal descriptions and locations of the individual Commercial Parcels.

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### FEMA FLOOD ZONE INFORMATION:

Community No. 120651  
Panel No. 0317  
Suffix  
Map Number: 12086C0317 L  
Flood Zone: AE  
Base Flood Elevation: 8.0' (N.G.V.D.)  
Date of Map Panel: 9/11/2009  
Date of Firm Index: 9/11/2009

This item has been digitally signed and sealed by Geoffrey Leiter, P.E., No. 6396 State of Florida, on 9/11/22 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

TYPE OF SURVEY: **SPECIFIC PURPOSE BOUNDARY SURVEY**  
PREPARED FOR: **BOULAN SOUTH BEACH**  
**LEITER PEREZ & ASSOCIATES, INC.**  
LAND DEVELOPMENT CONSULTANTS  
CIVIL ENGINEERS - LAND SURVEYORS  
LAND PLANNERS - ENVIRONMENTAL  
520 N.W. 16TH STREET, SUITE 200, MIAMI, FLORIDA 33139  
MIAMI PHONE: (305) 682-5133 BROWARD (954) 389-2200 FAX: (305) 685-0411  
WEBSITE: www.leiterperez.com LICENSED BUSINESS NO. 6787

REVISIONS:		DATE:	JOB ORDER:	DESCRIPTION:	F.B.	PG.
1		7-19-2022	22-214	LIMITED SPOT ELEVATIONS NEAR CP-3		

SURVEY DATE: 4-20-2016  
JOB ORDER: 16-132  
FILE NO: B-XXXX  
F.B. 256 PG. 19-24

**SURVEYOR'S CERTIFICATE:**  
I, GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6396 STATE OF FLORIDA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 47, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.02(7), FLORIDA STATUTES.  
LEITER PEREZ & ASSOCIATES, INC.  
PRESIDENT: GEOFFREY LEITER  
STATE OF FLORIDA

**NOTES:**  
1) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM IN G.V.D. 1929.  
2) THIS FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED.  
3) THE LINES SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM REGARDING MATTERS OF INTEREST OTHER PARTIES, SUCH AS EASEMENTS, ENCROACHMENTS, ETC.  
4) THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE SURVEYOR'S KNOWLEDGE AND BELIEF AND IS NOT TRANSFERABLE OR ASSIGNABLE.  
5) ALL BENCH MARKS & NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH FILE #67.

**GEOFFREY LEITER**  
P.E. No. 6396  
STATE OF FLORIDA  
SHEET 1 OF 1